

City of Coralville

Board of Adjustment Meeting

August 19, 2019

Staff: Jim Kessler, Building and Zoning Official and Dee Marshek, Administrative Assistant

1. Call meeting to order 6:00 p.m.
Co-Chair Nesbett conducted the meeting.
2. Roll Call: Nesbett, Nicola, Knudson and New Member, Sean Pearl
Absent: Wells
3. **Approve April 15, 2019 Minutes.**

Knudson: **Motion to approve the Minutes.**

Nicola: **2nd Motion.**

Motion Carried: 4-0

4. **Public Hearing** request by The Gwen Johnson Team will be for a Variance to Section 165.21 (6) (B) Front Yard Setback of the City's Code Ordinances.
This property is located at 1819 Timber Hills Drive.

Kessler announces he needs to brief the Board and the new Board member Sean Pearl. He reads from Chapter 165.54 (Variances) of the Code of Ordinances, which explains the exact criteria and requirements for granting a variance.

Public Hearing Open:

Tom Bockenstedt of B & H Builders represents the owners of the property. He explains the request, the irregular lot and cul-de-sac location, stating that it hasn't been built on for many years because of the extreme elevation of the lot. Allowing the extra 10 feet in front would help in the construction of this home.

Kelsey Foster (1831 Timber Hills Drive) stated this lot is not a unique lot or situation, his property was the same and shows the Board pictures of his home that he had built. He states that it's not impossible to meet the setbacks and build a very nice home on this lot. He has concerns about the effect on property values in the neighborhood and this request meeting all the requirements necessary to grant this variance.

John Baum (1830 Timber Hills Drive) also shares his concerns that the proposed home would look out of place and protrude too far into the front yard. He adds the property owner should know that it can be done, but that it will be costlier to build on this lot.

Todd Watkins (1801 Timber Hills Drive) states this lot has a lot of fill, and twice in the past people have tried to dig basements and stopped because of the fill that would be required. It's not that this lot is unbuildable, it's more about the investment. He's also concerned about the short driveway and the potential for additional parking in the street if the variance is allowed. He also opposed granting this variance.

Victoria Steelman (1806 Timber Hills Drive) agree with all the opposing comments that have been made. She states that the existing properties have all had to bear the cost of accommodating these unusual lots and no another house in the subdivision has been granted a variance. She very much opposes granting this variance.

Tom Bockenstedt further explains the elevations, and the history of the lot.

Kelsey Foster again states that the neighborhood opposes this variance. The neighbors care so much about the appearance of the neighborhood that not the owner, but the next-door neighbors are the ones that for years have maintained this empty lot.

Public Hearing Closed:

Kessler reads from a letter of opposition that was dropped off at the office.

Member and Bockenstedt discuss the property, the possible \$50-\$60 thousand-dollar additional cost and liabilities associated with the build if the variance isn't granted.

Members comment on the number of neighbors that have appeared and spoke of concerns for the neighborhood and oppose this variance. Also, the fact that the lot can be built on and the owner has known for years about the difficulties associated with building on this lot.

a) Motion to consider approval of the Variance.

Knudson: **Motion to Approve.**

Nesbett: **2nd Motion.**

Roll Call Vote: Knudson-Nay
Nicola- Nay
Nesbett- Nay
Pearl- Nay

Motion Denied: 4 - 0

7. Meeting adjourns @ 6:25 p.m.

Knudson: **Motion to Adjourn.**

Nicola: **2nd Motion**

Motion Carried: 4-0

Respectfully submitted by,
Dee Marshek